



Wayside

RENDELLS

Wayside

Avonwick, South Brent, TQ10 9EZ

A characterful four bedroom semi detached home with ample parking, detached double garage. Timber stabling for three horses. Pasture enclosures and grounds amounting to 4.4 acres.

- Four Bedrooms
- Two Bathrooms
- One reception room and study/snug
- Pasture paddocks and grounds
- Ample parking
- Detached garage with further potential (subject to the necessary planning consents)
- Arena measuring 20m x 36.1m
- Timber stabling and storage
- Mature garden and pond
- Pasture enclosures and grounds amounting to 4.4 acres.

Guide Price £795,000

Totnes 7 miles approx., Exeter 30.5 miles approx., Plymouth 17.2 miles approx., Newton Abbot 17.0 miles approx., (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Avonwick is located in the heart of the South Hams countryside, yet it is only a short distance from the A38 Devon Expressway linking Plymouth and Exeter where it connects with the M5. This popular village has a strong community, a fuel station and a well-regarded public house known for its fine cuisine. The village also boasts what is reputed to be the oldest lawn tennis club in England. Totnes, the commercial centre for this part of Devon, some 7 miles to the east where the mainline railway station has direct connections to London Paddington.

Description

Wayside represents an ideal starter equestrian property. Offering its own well-draining arena. Ample parking. Detached garage offering scope with further potential (subject to the necessary planning consents).

The property offers flexible use with three first floor bedrooms, family bathroom, a ground floor fourth bedroom which has an en-suite, could also be used as an impressive sitting room with bi-fold doors opening out onto the patio. Well equipped for the equestrian enthusiast, with well laid out stable area and school.



Accommodation

Entering through double glazed doors opening, with useful storage and boot room to the left. Open plan kitchen/diner with stone/slate floor with underfloor heating. A range of under counter and wall mounted units with solid oak fronted units with oak worktops. Belfast sink with quartz overlay and drainer with mixer tap and sink shower, integrated Bosch dishwasher, space for a Range Master cooker with five ring hob and hotplate. Space for a good size fridge/freezer. Large pantry style cupboard with draws. Plenty of space for kitchen/dining table. Sitting room with dual aspect with exposed whitewashed beams, double sided inset wood burner. Reception room two/home office, facing the other side of the wood burner with stained glass window and open staircase rising to the first floor.

Utility with stone/slate floor. Sink and drainer. Plumbing for washing machine, tumble dryer, also it is housing the Worcester gas fired boiler. Impressive ground floor en-suite bedroom/or could be used as a sitting room. Fully tiled wet room with hand wash basin, W.C. and vanity unit with underfloor heating with stainless steel chrome towel rail and Grohe shower valve. The bedroom/sitting room enjoys plenty of natural light with four panelled oak bi-folding door, also with side aspect and Velux window. This room provides an opportunity for a variety of uses depending on family needs.

First floor

Stairs rise from the office room to the first floor with landing enjoying plenty of natural light. Bedroom with gable end window and Velux window, partially vaulted/domed ceiling with ornate plaster work. Plenty of space for a king size bed and 'his and her' wardrobes. Bedroom two with dual aspect with views towards the stables and paddocks. Partially vaulted/domed ceiling. Bedroom three with laminate flooring and window overlooking the courtyard. The landing has two steps halfway along. Family bathroom with large corner shower enclosure with monsoon shower head and hand attachment. Hand wash basin, W.C., good size bath with chrome towel rail.

Outside

The property is accessed down a shared drive leading from its large parking area with steps leading down to a walled patio courtyard. Offering seclusion and shelter, ideal for alfresco dining with plenty of space for a barbeque and additional pots and planting.

Stables, Garaging and Gardens

Entering in across the shared drive to a gravelled parking area with a gravelled drive leading to the garage and a gated entrance and vehicle access into the stables. Stables with concrete walkway dividing the two buildings with timber frame stables offering stabling for three horses with mains electricity and water. Useful open fronted bay for storage and feed. Double door storage barn and single door storage with electricity.



Beyond that is a lovely lawned garden area with planted beds and some mature planting with a greenhouse and pond with covered decking ideal for alfresco dining and catching the evening sun.

Timber frame double garage with large up and over electric wooden door with concrete floor and staircase to a storage area above with gable end windows allowing plenty of natural light. Offering further potential (subject to the necessary planning consents). Mains electricity and mains water with Solar Array panels: 3.07 KW net capacity mounted on the slated garage roof.

Another smaller, gated paddock with fruit cage and lawned area, fenced sand school measuring 20m x 36.1m and two pasture enclosures with mains water. Two useful storage sheds. From the pasture there is some spectacular views across the surrounding countryside and towards Dartmoor.

All areas are hedged and well-spaced out giving a feeling of seclusion.

Services

Septic tank shared with two other properties located in a neighbour's garden. Solar panels produce up to £3,000.00 pounds a year income and Solar Array panels offering 3.07 KW net capacity.

Tenure

Freehold.

Council Tax

Band E.

Energy Performance Certificate

Energy rating D.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

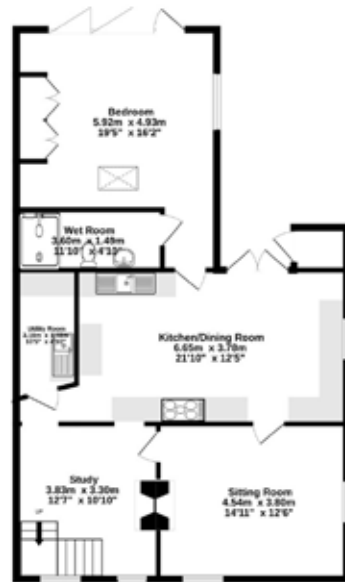
Directions

From Totnes take the Plymouth Road signed Plymouth/Follaton/Avonwick, continue on the Plymouth Road passing Blue Post Garage, continue on the Plymouth Road passing the Avonwick sign. At the Avon Inn turn left continue up the road for one mile and Wayside is located on the left.

What3words ///passages.frost.earpiece



Ground Floor
91.3 sq.m. (983 sq.ft.) approx.



1st Floor
99.8 sq.m. (1075 sq.ft.) approx.



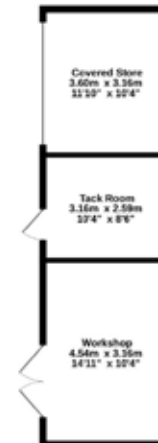
Garage
45.4 sq.m. (492 sq.ft.) approx.



Garage 1st Floor
45.3 sq.m. (490 sq.ft.) approx.



Outbuildings
79.9 sq.m. (863 sq.ft.) approx.



TOTAL FLOOR AREA : 311.9 sq.m. (3358 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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